

STAFF REPORT

December 7, 2000

---

**PRD #00PD053 - Planned Residential Development -  
Initial and Final Development Plan**

**ITEM 7**

---

GENERAL INFORMATION:

PETITIONER	Ron Baker for Baker Planned Communities
REQUEST	<b>PRD #00PD053 - Planned Residential Development - Initial and Final Development Plan</b>
LEGAL DESCRIPTION	Parcel D of MJK Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota
PARCEL ACREAGE	Approximately 5.6 Acres
LOCATION	South of the intersection of East Minnesota Street and Odde Drive
EXISTING ZONING	Medium Density Residential
SURROUNDING ZONING	
North:	Low Density Residential
South:	Low Density Residential
East:	Medium Density Residential
West:	Medium Density Residential
PUBLIC UTILITIES	City Water and Sewer
REPORT BY	Blaise Emerson

RECOMMENDATION: Staff recommends that the Planned Residential Development - Initial and Final Development Plan be approved with the following stipulations:

Engineering Division Recommendations:

1. Prior to issuance of a Building Permit for each phase, detail engineering plans shall be submitted for review and approval;

Fire Department Recommendations:

2. Prior to Certificate of Occupancy for any dwelling unit in Phase 4, the applicant shall provide a emergency turnaround at the end of the parking lot or the applicant shall provide a paved second access;
3. Prior to issuance of a Building Permit for Phase 7, the applicant shall install and activate all fire hydrants on the west and south side of the project;
4. Prior to construction of any phase, an emergency temporary turnaround shall be installed;

## STAFF REPORT

December 7, 2000

---

**PRD #00PD053 - Planned Residential Development -  
Initial and Final Development Plan**

**ITEM 7**

---

Urban Planning Division Recommendations:

5. Prior to approval by the City Council, the applicant shall provide a detailed landscape plan for the open space along the Minnesota Street for review and approval. A total of 32,000 landscape points shall be located to the area along the Minnesota Street frontage. A minimum of 50 percent of those landscape points shall be provided as evergreen trees;
6. Prior to issuance of a building permit for each phase, a detailed landscape plan shall be submitted for review and approval;
7. Prior to issuance of a Certificate of Occupancy for any dwelling unit in Phase 5, the applicant shall construct the entire internal circulation aisle to provide a secondary access for all the dwelling units;
8. One van accessible parking stall shall be provided adjacent to each building; and,
9. A total of seventy-two (72) dwellings shall be allowed.

**GENERAL COMMENTS: The Planning Commission continued this request at their November 22, 2000 meeting to allow time for the applicant to submit additional information. The applicant has submitted the requested information and Staff has reviewed the new information. The following comments are based on those revised plans.**

The applicant is proposing a 72 unit condominium Planned Residential Development located on East Minnesota Street east of South Elm Street. The applicant is proposing to construct 18, four unit structures with attached garages. The structures would be two stories in height with drive under garages. The applicant is proposing a central open space as the spine of the development. The open space will also serve as a drainage channel. A detention/siltation pond is being proposed along Minnesota Street.

The Planning Commission and City Council denied without prejudice the original proposal for the subject property. That proposal consisted of the same basic concept; however, there were a number of outstanding technical issues that needed to be resolved. The applicant has revised the plan and has resubmitted the request.

**STAFF REVIEW:** Staff has reviewed the request and has noted the following considerations:

Grading and Drainage Plans - The applicant has submitted preliminary grading and drainage plans for the development. The applicant since submitted revised engineering plans for the entire development. One of the key engineering issues that needed to be resolved is how the drainage improvements for the different phases would be tied together. Staff has reviewed the revised plans and noted that the plans meet the applicable code requirements. The Engineering Division is requesting that detailed engineering plans for each phase be submitted as part of the Building Permit applications.

## STAFF REPORT

December 7, 2000

---

**PRD #00PD053 - Planned Residential Development -  
Initial and Final Development Plan**

**ITEM 7**

---

Landscape Plans - The applicant had originally submitted a preliminary landscape plan as part of this submittal. In the original application, the applicant had proposed to provide over 50 percent of the required landscaping points through grass areas and over 50 percent of those points were derived from the native grass hillside on the south side of the property. Staff had requested that some of these points be relocated to the Minnesota Street frontage. The proposed condominium structures are two stories in height with drive under garages. The façade facing Minnesota Street will be three stories. The relocated landscaping points should be used to help buffer the development from the single family residential development to the north. Staff is recommending that 32,000 points be relocated to the area along the Minnesota Street frontage. Staff recommends that a minimum of 50 percent of those landscape points be provided as evergreen trees. This will provide an additional buffer between the development and the neighborhood and will reduce the visual impact of the development. The applicant has submitted a preliminary landscape plan that identifies a landscape buffer along Minnesota Street. Staff is requesting that a detailed landscape plan be provided for the landscaping along Minnesota Street.